

Snake River Remote Recreational Cabin Site Area

No. 1104203

Physical Characteristics	
Location	The Snake River Staking area is located 15 miles north of Dillingham on both sides of the Snake River, 1/2 mile south of Lake Nunavaugaluk (Snake Lake) and east of the Weary River lowlands. This area encompasses approximately 15,300 gross acres located within Sections 7 and 13-36, Township 12 South, Range 57 West, Seward Meridian.
Topo map	USGS Quad Dillingham A-8
Topography/ Terrain/ Major features	The land is generally flat along Snake River. Gently rolling hills and steep slopes are present near the mountains. Elevation ranges from 20 feet to 1700 feet above sea level. Major features are Lake Nunavaugaluk to the north and Warehouse mountain to the east.
Access	Commercial airline service is available to Dillingham. Summer access to the staking area from Dillingham is by small boat from Nushagak Bay up the Snake River (3-4 hour trip) or float plane. There is road access from Dillingham to the eastern shore of Lake Nunavaugaluk, where boats may be launched, but the outlet where Snake River leaves Lake Nunavaugaluk can be low and impassable at times. There is a lake within Sections 13 and 14 and another lake within Sections 19 and 30 that may offer seasonal plane access. Dog sleds, snowmachines and aircraft on skis provide wintertime access.
Roads/Trails	No known roads exist in the staking area. Various access trails may exist.
View	Views of the surrounding mountains, streams, and valleys
Climate	Temperatures in Dillingham average 16 degrees F in January and 55 degrees F in July. The average annual precipitation is 26 inches with 65 inches of snow.
Soils	Surface soils in valley bottoms generally consist of peat and organic silts with a shallow permafrost table. Upland soils are generally silts (volcanic ash) over silty gravelly glacial till with permafrost occurring at depth.
Vegetation	Vegetation consists of wet tundra along the Snake and Weary River valleys and tributary valleys. Alpine tundra, interspersed with barren ground and scattered upland spruce forests, occurs away from the river and streams.
Water source	Ground water quality and depth is unknown. Numerous streams and lakes are in the area.

Easements and Reservations	
Title	This land is Tentatively Approved to the State of Alaska.
Area Plan, Management Unit, Classification	Bristol Bay Area Plan Management Unit 5 Dillingham, Snake Lake, Nushagak Bay Classified: Settlement
Fire Management Option	The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near waterbodies, to reduce the potential for fire.
Municipal authority	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by a protracted section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Public and navigable waterbodies and easements	The unnamed lakes in section 14, Township 12 South , Range 57 West, Seward Meridian, sections 13 and 14, Township 12 South, Range 57 West, Seward Meridian, sections 19 and 30, Township 12 South, Range 57 West, Seward Meridian and sections 29 and 30, Township 12 South, Range 57 West, Seward Meridian, are determined public. All other isolated lakes are less than ten acres in size and are determined not public. Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies.
Setbacks and other restrictions	There is a 200-foot staking setback from the Weary and Snake Rivers. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use or other uses.
Waste disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

Snake River Staking Area Base Appraisal	
The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.	
In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.	
Parcel “A”	
Hypothetical Key Parcel Snake River Staking Area	Size: 5, 10, or 20 acres Lot Type: Parcel between 0.25 and 0.50 mile of a recognized trail or landing site Access: Boat, snowmachine, floatplane, ATV, walk-in (more than 500’ from Snake River or fly-in lake) Building Site: At least 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	4/1/2004
Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.	

Conclusion of Values for Hypothetical Key Parcel			
	Size	Per/acre	Per/site (Rounded)
Parcel “A”	5.00 acres	\$732	\$3,700
	10.00 acres	\$550	\$5,500
	20.00 acres	\$413	\$8,300
Parcel located between 200’ to 500’ from Snake River or fly-in lake	10.00 acres	\$825	\$8,250

As a potential applicant, you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake.

Some features that could increase the price of a staked parcel
- Exceptional views
- Frontage on a pond, creek or established trail
- Good building site (mostly level, well drained, low potential for flooding and erosion)
Some features that could decrease the price of a staked parcel
- Poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion)
- Very difficult access

Preliminary Estimated Survey and Appraisal Costs
Limiting Conditions for Estimated Survey Cost
This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee’s share of the cost, prorated by acreage, will be based on the actual contract cost.
The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.

Estimated Survey Cost: \$5,000-\$6,000
Note: The survey costs will be credited toward the purchase price.
Estimated Appraisal Cost: \$500



Snake River staking area